

Kitchen / Reception Room  
24'0" x 9'11"

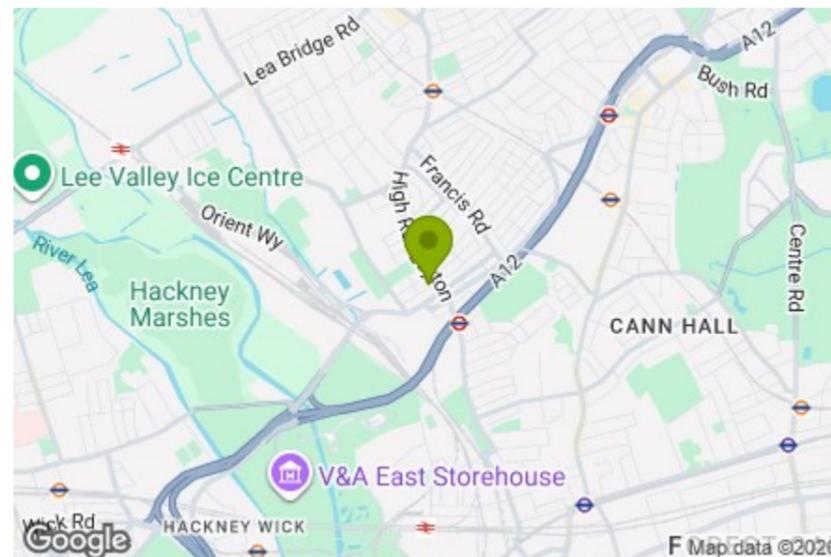
Bedroom  
11'9" x 10'5"

Bathroom  
7'11" x 6'7"

### Upper Ground Floor

Total Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |
|   | 79 81                   |



## ADELAIDE ROAD, LEYTON

### Offers In Excess Of £425,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom Apartment
- Open Plan Kitchen Diner
- Bathroom with Shower Above Bath
- Large Windows
- Modern Kitchen Units
- Hall Storage
- Moments to Leyton Station
- Close to the Olympic Park
- Set Within a Historic Building

Set within a striking Grade II listed Victorian landmark, this well considered one bedroom apartment sits on Adelaide Road, right in the heart of Leyton. You are moments from the High Road for everyday essentials, a short walk to the independent cafés and shops of Francis Road, and within easy reach of Leyton Underground station for swift Central Line connections. The wide open spaces of the Olympic Park are also close by, offering a welcome balance of city life and fresh air.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You would arrive through the building's impressive communal entrance, where original Victorian detailing sets the tone straight away. Inside the apartment, a central hallway gives you breathing room from the outset, with useful built in storage for coats, shoes and the bits you want tucked neatly away. The space then opens into a bright open plan kitchen and reception room, where large windows draw in plenty of natural light and emphasise the generous proportions. Modern kitchen units run along one wall with clean lines and integrated appliances, leaving ample space for a dining table and a comfortable seating area across warm wood flooring.

The bedroom is calm and well sized, with space for a double bed and storage, making it easy to settle in from day one. Soft light filters in through tall sash windows, while the bathroom is smart and unfussy, finished with a shower over the bath and simple, timeless materials. Throughout, the apartment feels thoughtfully arranged and easy to live in, with a reassuring sense of solidity

that comes from its historic setting.

#### WHAT ELSE?

- Leyton station is just a few minutes away on foot, putting Stratford, the City and the West End within quick and direct reach.
- Leyton Mills Retail Park is nearby for supermarkets and practical shopping, while Westfield Stratford City offers everything from restaurants to cinema trips under one roof.
- For quieter moments, the Queen Elizabeth Olympic Park provides miles of walking and cycling routes, alongside open lawns and waterways.
- All of this sits alongside the character and presence of a landmark building that has been part of the local story since 1896, thoughtfully converted into distinctive homes in 2011.



#### A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW  
E10 BRANCH MANAGER

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